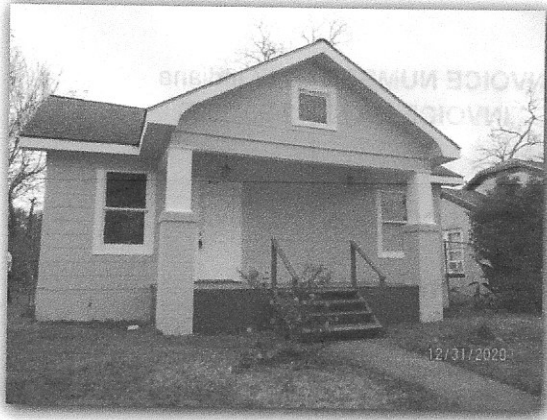


INVOICE

Home Inspection Report

3117 Indiana, Baytown, TX 77520



Inspection Date:
Wednesday, December 30, 2020

Prepared For:
Bruce Cassidy

Prepared By:
A Taylord Home Inspections
4303 Santa Anita Ln
Pasadena, TX 77503

Phone: 281-685-2469

Fax:

Email: rjtaylor@yahoo.com

Report Number:
3117 Indiana

Inspector:
Ron Taylor

A Taylord Home Inspections

4303 Santa Anita Ln
Pasadena, TX 77503

Phone: 281-685-2469

Fax:

Email: rjtaylord@yahoo.com

PROPERTY INSPECTION REPORT

Prepared For: Bruce Cassidy

(Name of Client)

Concerning: 3117 Indiana, Baytown, TX 77520

(Address or Other Identification of Inspected Property)

By: Ron Taylor, Lic #12170. Ronnie Taylor #15132.

(Name and License Number of Inspector)

12/30/2020

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
(<http://www.trec.texas.gov>).

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Parties Present at Inspection: Buyer, Agent

Building Orientation: North

Building Status: Vacant

Year Built: 1930

Building Size: 1472

Weather Conditions: Cloudy, 65-75

Special Notes: _____

NOTICE: THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT NAMED ABOVE. THE COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT. THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a limited visual survey and basic operation of the systems and components of a building using normal controls and does not require the use of specialized tools or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect parts, components, and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

1. items other than those listed herein;
2. elevators;
3. detached structures, decks, docks, fences, or waterfront structures or equipment;
4. anything buried, hidden, latent, or concealed; or
5. automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, or solar panels;

(B) report:

1. past repairs that appear to be effective and workmanlike;
2. cosmetic or aesthetic conditions; or
3. wear and tear from ordinary use;

(C) determine:

1. insurability, warrantability, suitability, adequacy, capacity, reliability, marketability, operating costs, recalls, counterfeit products, life expectancy, age, energy efficiency, vapor barriers, thermostatic operation, code compliance, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
2. the presence or absence of pests, termites, or other wood-destroying insects or organisms;
3. the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, or any other

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier & Beam

Comments:

CRAWLSPACE

The crawlspace was not reasonably accessible due to lack of head clearance. It is recommended to have a minimum of 18" of free head clearance in the crawlspace for adequate access and inspection. Recommend excavating the excess soil from the crawlspace to provide minimum clearances. Further evaluate and repair as needed.

There is evidence of significant past water into the crawl space. This condition may vary seasonally and/or with precipitation intensity. Lot drainage improvements should be addressed as a first step to controlling water in the crawl space. This condition should then be monitored to determine if other drainage improvements are necessary.

Client noted: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of inspection.

SUGGESTED FOUNDATION MAINTENANCE & CARE- Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection. In the event of structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

B. Grading and Drainage

Comments:

I.R.C.-401.3 The grading should be improved to promote the flow of storm water away from the house-- Various Locations. This can usually be accomplished by the addition of top soil and/or gutters. The ground should ideally slope away from the house 6" for the first ten feet.

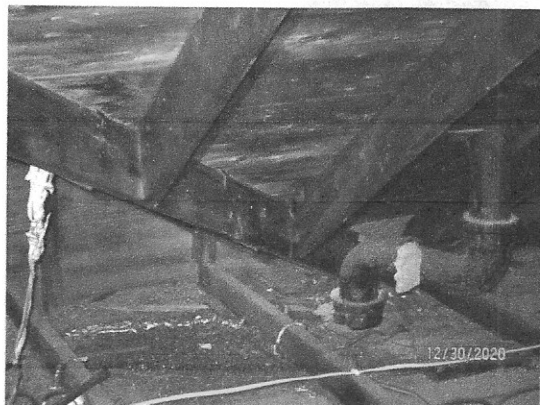
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Some missing purlin supports at Various Locations. Although this does not appear to have caused any structural defects the area should be monitored for possible future repairs.



Insufficient Insulation. (9-10" Minimum Insulation depth in the attic recommended). Recommend installing blown cellulose insulation. Additional Insulation is recommended.

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Damage wall at the East bathroom with high moisture reading. The cause of the high moisture reading should be determined and Repairs undertaken if necessary to prevent further damage to the structure.



Water damage was noted at the front bedroom. The cause of the water damage should be determined and Repairs undertaken if necessary to prevent further damage to the structure.



Exterior walls:

There is damaged siding/ trim- Various Locations Recommend repairs to prevent water penetration and damage to the structure.

Flaking exterior paint-- Various Locations . The house should be scraped, primed and repainted to protect the wood/siding/trim. Possible Lead base paint hazard on houses built before 1978. If Lead base paint is present, Additional repairs and lead safe practices will be required prior to repainting.

Some siding to ground contact is present Various Locations. Recommend repairs as this is considered to be a conducive condition for termite infestation. Also this condition will cause damage/rot to the siding. Ideally, the siding should be no closer than 6" to the adjacent grade.

TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

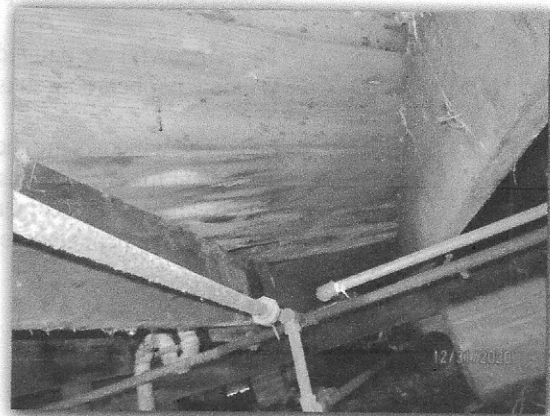
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Some termite damaged sub floor/ wood flooring/trim East side. Recommend repair/replacement of the damaged flooring and further examination to determine if there is an active termite infestation or additional structural damage.



G. Doors (Interior and Exterior)

Comments:

Interior Doors:

Interior Door(s) are not square in the opening/ do not latch/ rub on the floor-- at various locations. This may be due to foundation movement or poor installation. Recommend adjustment of the door to operate correctly.

Exterior Doors:

All Components were found to be performing and in satisfactory condition on the day of the inspection.

H. Windows

Comments:

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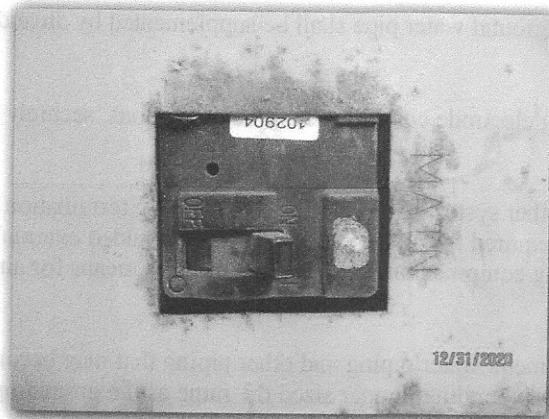
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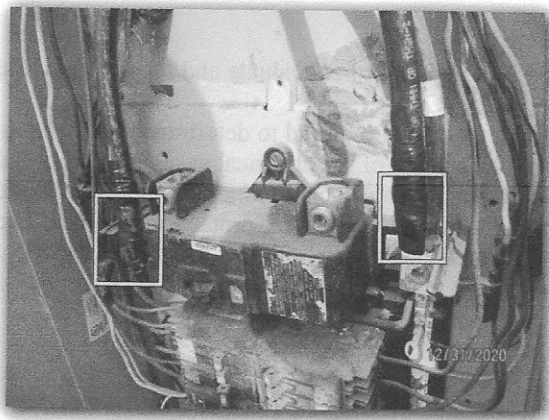
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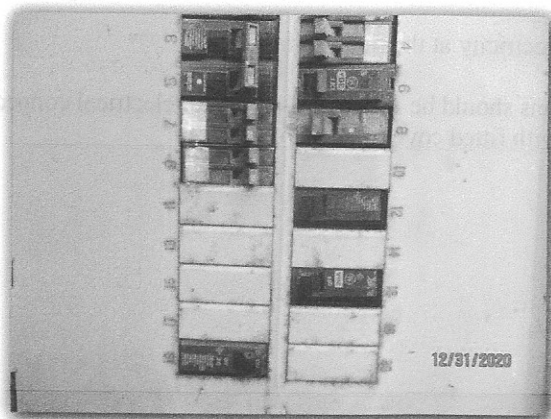
Box Rating and/or Main Disconnect Rating: Rating Not Determined / Box Not Properly Labeled
Box Location: Rear Exterior



Comments:
Visual inspection only, power not connected.



FYI. The 2008 National Electric Code now requires No-Arc or No-Fault protection (AFCI) be installed for family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreations rooms, closets, hallways, or similar rooms or areas.



N.E.C. - 250.50 Grounding Electrode System.
All grounding electrodes as described in 250.52(A)(1) through (A)(7) that are present at each building or structure served shall be bonded together to form the grounding electrode system. Where none of these

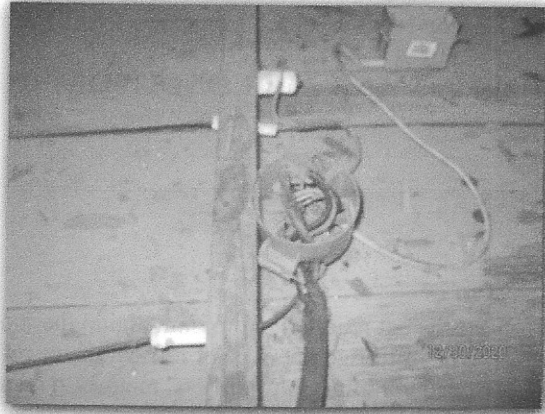
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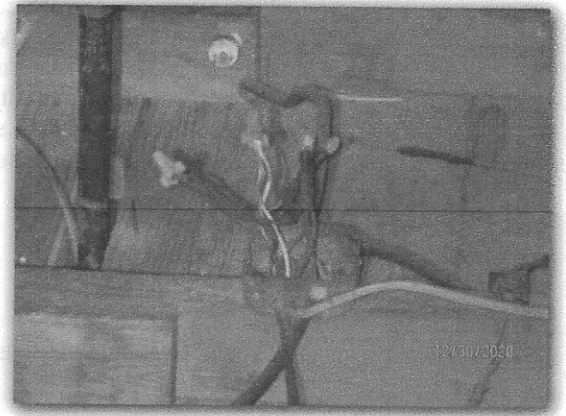
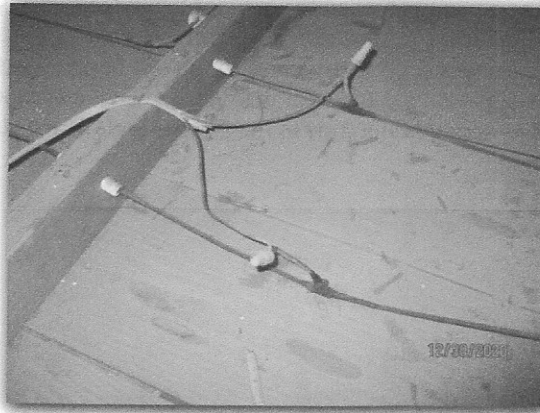
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All junction boxes should be fitted with cover plates-- attic. Recommend installing missing cover plates.



Outlet painted and missing closet light switch cover at the middle bedroom .

As is common in older houses there are not enough switches/ outlets/ receptacles to meet to today's standards, this is usually corrected on a need to bases.

406.11 Tamper-Resistant Receptacles in Dwelling Units. In all areas specified in 210.52, all 125-volt, 15- and 20-ampere receptacles shall be listed tamper resistant receptacles.

N.E.C. 210.52 Generally, receptacle outlets in habitable rooms shall be installed so that no point measured horizontally along the floor line in any wall space is more than 6-feet from a receptacle outlet. A receptacle shall be installed in each wall space 2-feet or more in width.

N.E.C. 210.11 and 422.12 In addition to the branch circuits installed to supply general illumination and receptacle outlets in dwelling units, the following minimum requirements apply: • Two 20-amp circuits for the kitchen receptacles • One 20-amp circuit for the laundry receptacles • One 20-amp circuit for the bathroom receptacles • One separate, individual branch circuit for central heating equipment

Recommend having a certified Electrician further evaluate and repair/ replace as needed.

TREC LIMITATIONS: The inspector is not required to inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify the inter connectivity of smoke alarms; activate smoke alarms that are being actively monitored or require the use of codes; or verify that smoke alarms are suitable for the hearing-impaired.

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up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure/flow. Recommend Replacement.

Minor drop in flow/water pressure when multiple fixtures are opened. Recommend further investigation and repair as needed.

The East hall bathroom toilet lid is damaged.



The East bathroom shower head supply line is loose and exposed. Recommend securing and sealing.



Missing drain stops at various locations.

The West bathtub has missing caulk at the rear of the fixture. Recommend Repair.

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Improper repairs/materials to the drain line(s). Recommend examining the drains for improper repairs and/or materials and repairing as necessary.

C. Water Heating Equipment

Energy Sources: Gas

Capacity: Appears to be 40 gal

Approximate age: Unable to determine

Comments:

The Water heater exhaust vent pipe is discharging in the attic. The vent should be reconnected to discharge at the exterior thru the roof.



There is a single wall vent pipe connector on the water heater. This pipe cannot touch any combustible materials. Single wall vent pipe connectors should not be in confined spaces such as the attic. Recommend replacing the water heater vent pipe connector with a type B double wall vent pipe.

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E. Other

Comments:

FYI. Special care should be taken in houses piped with Corrugated Stainless Steel Tubing (CSST) gas piping. Nails driven into walls can possibly puncture the pipe creating a dangerous gas leak situation. Proper bonding of the CSST piping will help prevent damage from indirect lightning strikes.

Current Building standards require gas piping to be bonded to the electrical grounding system. Recommend installing proper grounding/bonding to the metal gas piping system for additional safety.

Recommend capping gas lines when not in use.

A "Sediment trap" is required for gas appliance connections. Recommend further examination and repair as needed.

V. APPLIANCES

A. Dishwashers

Comments:

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Type of vent:

Comments:

A range hood is recommended for the proper venting of the cooking area. An appropriately sized unit should be installed.

D. Ranges, Cooktops, and Ovens

Type of system: Gas range

Comments:

Visual inspection only. No electricity at the time of inspection.

Missing Anti-Tip device for the range. Current building practices require the installation of this safety device.

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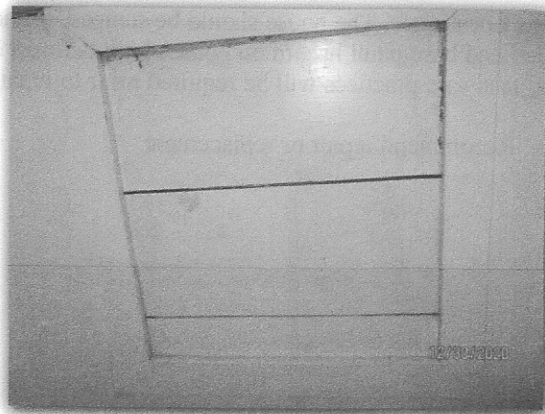
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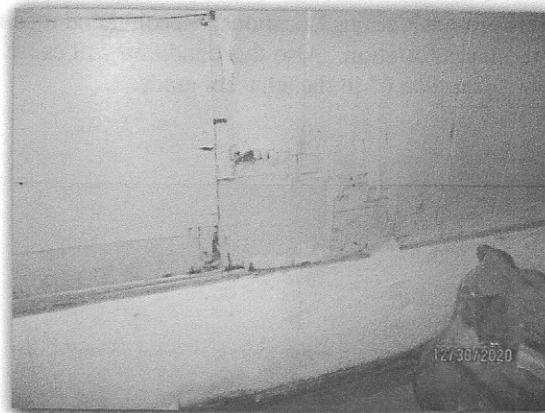


The attic access hatch is undersized. Today's standards recommend a minimum of 22" x 30."



The level of ventilation should be improved. Proper ventilation will help to keep the house cooler during warm weather and may extend the life of roofing materials. installing soffit vents would help correct this issue

Damaged interior walls in various locations. Recommend repairs.



There is damaged siding/ trim- Various Locations Recommend repairs to prevent water penetration and damage to the structure.

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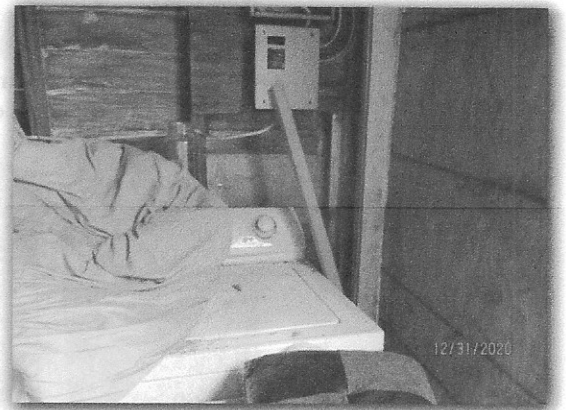
Damaged wood flooring and floor joists at various locations. Recommend Repair or replacement.



Damaged door at the bedroom. Recommend repair or replacement.



Broken/cracked window pane(s). Recommend repairs.



Loose steps of the stairwell noted. Recommend repairs.

Electrical Systems

Visual inspection of electrical systems only. Heavy storage in the apartment at the time of inspection.

Main Panel Box

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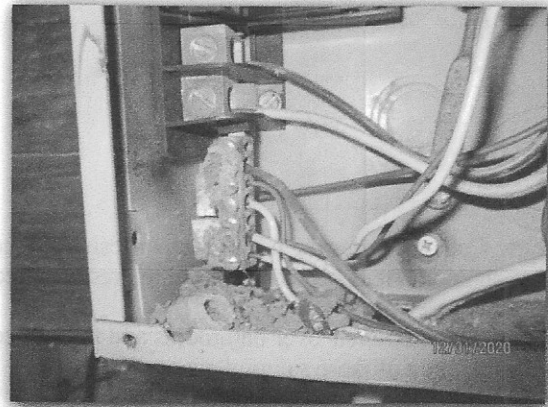
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There is inadequate clearance at the front and sides of the panel box. Recommend relocating the panel box for increased safety and to conform to current building standards.



Some paint debris present in the panel box. Debris should not be inside the panel box. Recommend further examination and repair as needed.

The ground buss bar and the Neutral buss bar should be separated in the subpanel box(es). Neutral wires are not allowed to touch the ground buss bar in subpanel boxes. The ground bonding is through the main panel box not the subpanel box(es). Recommend further examination and repair as needed.



Some of the knob and tube wire is still "hot"/Live and is considered dangerous. This problem should be addressed immediately for safety reasons. Recommend contacting an electrician for scope and costs of repairs. Replacement is strongly recommended.

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Extension cords should not be used as permanent wiring for the ceiling fan in the bedroom. Recommend replacing the extension cords with permanent wiring.



Plumbing Systems- Visual inspection of the plumbing systems only.

The older steel piping is subject to corrosion on the interior and exterior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure/flow. Recommend Replacement.

It is recommended that an anti-siphon device be added to the hose connection(s). Recommend Repair.



Loose toilet. Recommend securing.

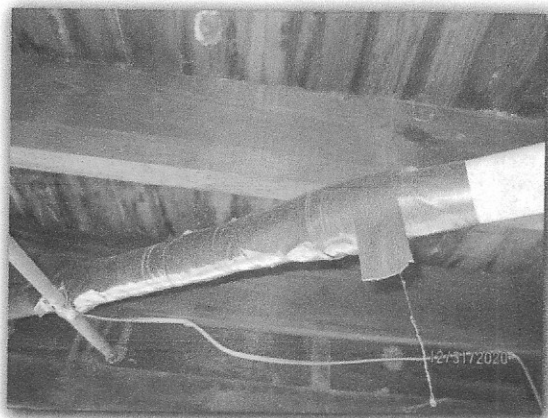
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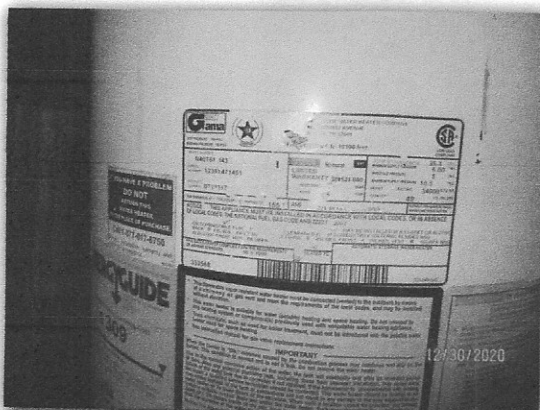
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Water Heater – Energy Source: Gas
Location: **First floor storage area**
Approximate Capacity: **40 Gallons**
Approximate Age: **Appears to be 2012**



The metal stand is damaged/ rusted and should be repaired/ replaced.



The water heater is missing the discharge tube for the temperature pressure relief line. A drain line should be run from the water heater to an approved location outside.

Report Identification: 3117 Indiana, 3117 Indiana, Baytown, TX

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